

**MINUTES OF THE PROCEEDINGS OF THE
PLANNING BOARD OF THE CITY OF WORCESTER**

**March 18, 2009
WORCESTER PUBLIC LIBRARY, 2 SALEM SQUARE, BANX ROOM**

Planning Board Members Present: Scott Cashman, Vice Chair
Anne O'Connor, Clerk
Margaret Guzman
Nicole Xifaras Parella

Staff Present: Joel Fontane, Division of Planning & Regulatory Services
Lara Bold, Division of Planning & Regulatory Services
Judy Stolberg, Division of Planning & Regulatory Services
Jody Kennedy-Valade, Department of Inspectional Services
Michael Traynor, Law Department
Jennifer Beaton, Law Department
Russ Adams, Department of Public Works & Parks

REGULAR MEETING (5:30 PM)

CALL TO ORDER

Vice Chair Cashman chaired the meeting since Mr. Shea was not present. He called the meeting to order at 5:45 PM.

APPROVAL OF MINUTES

Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, the Board voted 4-0 to approve the minutes from the March 4, 2009 meeting.

CONTINUANCES, WITHDRAWALS

1. **487 Park Avenue – Parking Plan (PB-2009-006):** Upon a motion by Nicole Xifaras Parella and seconded by Anne O'Connor, it was voted 4-0 to continue the parking plan to April 1, 2009 at the request of the applicant.
2. **366 Shrewsbury Street – Parking Plan (PB-2009-011):** Upon a motion by Anne O'Connor and seconded by Margaret Guzman, it was voted 4-0 to approve the request of the applicant for Leave to Withdraw.

UNFINISHED BUSINESS

Public Meetings

3. **71 Elm Street – Definitive Site Plan (PB-2008-083):** Neither the applicant nor a representative was present. Ms. Bold informed the Board that no revised plans had been submitted. She recommended

either continuing the item or approving it with conditions. Mr. Adams said the plan has many issues and does not meet stormwater requirements. He stated that DPW&P would not be comfortable with a conditional approval. Ms. Guzman she would not be amenable to approval with conditions. She said the applicant had chosen this date certain for the continuance and failed to appear. She added that since there has been no contact despite efforts by staff, she would favor denial of the Definitive Site Plan. Mr. Fontane said staff could attempt to contact the applicant again to let him know the sentiment of the Board and advise him of his options (submit revised plan or request Leave to Withdraw). Chair Cashman asked Mr. Traynor his opinion. He agreed that contacting the applicant was a good idea. However, he did opine that the Board would be within its authority to deny the Definitive Site Plan because, technically, it is an incomplete application. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, it was voted 4-0 to continue the Definitive Site Plan to April 22, 2009.

NEW BUSINESS

Public Meetings

- 4. 48 Water Street, 39 & 45 Water Street – Definitive Site Plan (PB-2009-007):** Attorney Stephen Madaus, representative for Canal Lofts Limited Partnership, explained that the applicant proposes to redevelop the Chevalier Furniture building at 48 Water Street into 64 dwelling units and re-develop the existing parking lot at 39 & 45 Water Street to provide 64 off-street parking spaces. He said the residential use is allowed in the BG-3.0 (Business, General) zoning district in which the property is located. He also indicated that the building is located within the Blackstone Canal Overlay District (BCOD) which allows for the re-use of the building without providing any off-street parking. He said the project had already received a Demolition Delay Waiver from the Historical Commission to allow certain exterior changes for the redevelopment of the property into residential dwellings because the building, formerly known as the Hill Envelope Factory, was constructed in 1890 and is listed on State and National Registers of Historic Places. He also said two Special Permits were pending before the Zoning Board of Appeals; one to modify landscaping requirements to allow less than a five foot buffer in some areas of the site and one to allow 50% of the off-street parking spaces to be compact spaces. Jay Szymanski, architect for the project, said the renovations will meet National Park Service standards. Mr. Madaus said they had received staff comments and had revised the plan accordingly with the exception of moving the snow storage area from the northern landscaped area to the southern landscaped area abutting the I-290 ramp. He said the project engineer maintains that the northern location is optimal and said snow piles would be unsightly on Water Street when exiting the ramp. Steven Chouinard, PE, noted that the landscaping on the site will include 31 trees and 130 shrubs. He also said the comments from Ms. Bold's memo dated March 11, 2009 and the memo dated March 11, 2009 from DPW&P had been addressed in the revised plan dated March 16, 2009. Mr. Adams indicated that he had not had time to review the revised plan but would be amenable to the inclusion of DPW&P's two comments as conditions of approval. Ms. Bold stated that Items 1, 2, 3, 4 & 5 from her memo had been addressed in the revised plan. She said the only item remaining is the snow storage comment and stated storage along Water Street could detract from the proposed street side improvements and damage landscaping over time. Mr. Chouinard stated that the southern landscape area is smaller, slopes upward and is blocked by two off-street parking spaces making it a less attractive site for snow storage. He also clarified that the snow storage in the northern landscape area would not visually block any site lines for vehicles. Allen Fletcher, President of the Canal District Alliance, spoke in favor of the project and stated he felt that the addition of more housing would give more stability to the area which consists of mixed-uses. Bob Largess also spoke in support of the proposed project. William Chase expressed concern with the proposed drainage for the site. Mr. Adams said the proposed system meets the

standards of DPW&P for a combined system. Ms. Guzman agreed that the snow storage should remain as it appears on the plan. Chair Cashman said he thought the project would enhance the Canal District and added that the provision of parking is an added amenity for the project that will make it more marketable. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, it was voted 4-0 to approve the Definitive Site Plan with the following conditions:

- **That the plan approved is dated March 16, 2009 and will incorporate any notation of Zoning Board of Appeals approvals on the final plan.**
- **That the plan show City of Worcester standard handicap ramps.**
- **That the plan show standard 2-foot radius returns for the driveway entrance.**
- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to the Zoning Enforcement Officer's determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
- **The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Commissioner of Inspectional Services.**
- **Six copies of the final plan be submitted to the Division of Planning and Regulatory Services incorporating notation of Zoning Board of Appeals approvals.**

5. **25 Eskow Road – Extension of Time for Definitive Site Plan (PB-2009-008):** Attorney Patricia Gates represented the applicant, Global Companies, LLC, and said the Definitive Site Plan had been originally approved on April 2, 2008 for the construction of a fuel oil storage/delivery building, guardhouse, fencing and site lighting to provide for a secure compound on property located in ML-0.5 (Manufacturing, Limited) and MG-2.0 (Manufacturing, General) zoning districts. Ms. Bold informed the Board that the plan meets the requirements of the Zoning Ordinance. Upon a motion by Margaret Guzman and seconded by Nicole Xifaras Parella, it was voted 4-0 to approve the extension of time to April 2, 2010.

6. **19, 21, 23 & 27 Kilby Street and 216 & 218 Beacon Street – Amendment to Definitive Site Plan (PB-2009-009):** Attorney Todd Rodman, Brian McGrail and Matthew Brassard represented the applicant, Main South Community Development Corporation. Mr. Rodman informed the Board that the Definitive Site Plan had been approved on April 18, 2007 and amended on November 14, 2007. He continued saying that the first Amendment was to construct 14 dwelling units located in three (3) three-unit single-family attached dwellings and one (1) two-family detached dwelling as well as a non-accessory parking lot. He indicated that this Amendment seeks to reduce the number of dwelling units from 14 to 8; reduce the number of buildings which will consist of two (2) single-family attached dwellings each with four (4) units for a total of 8; reduce the number of parking spaces accordingly from 23 to 16; eliminate the parking lot located at 22 Kilby Street; and expand the parking lot located at 17 Kilby Street to provide 14 spaces and move it to the corner of Kilby Street and Beacon Street. He said market changes were responsible for the proposed changes and the units as originally proposed are no longer saleable at the original price. Ms. Bold stated the previous More Than One Building on a Lot approval no longer applies to the proposed project and does not need to be amended. Upon a motion by Anne O'Connor and seconded by Margaret Guzman, it was voted 4-0 to approve the Definitive Site Plan with the following conditions:

- **All work must conform to the standards contained in the City of Worcester, Department of Public Works & Parks, Engineering Division, Construction Management Section, STANDARD SPECIFICATIONS & DETAILS, most recent edition.**
- **Subject to the Zoning Enforcement Officer's determination that the parcel complies with all the relevant provisions of the Zoning Ordinance.**
- **The appropriate soil erosion and sediment control measures, including hay bales and silt fences, shall be installed and maintained throughout construction by the applicant to the satisfaction of the Commissioner of Inspectional Services.**
- **Six copies of the final complete amended plan set reflecting all changes be submitted to the Division of Planning and Regulatory Services prior to release of the decision.**

7. Jasmine Place Subdivision – Bond Reduction: The Department of Public Works & Parks recommended that there be no further bond reduction because the applicant has not completed the required work to justify a bond reduction at this time.

8. APPROVAL NOT REQUIRED (ANR) PLANS:

AN-2009-011 Whipple Street: The plan was held so the applicant could remove two notations on the plan that are not necessary.

ADJOURNMENT

Vice Chair Cashman adjourned the meeting at 6:25 pm.